

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 2-14

AN ORDINANCE

extending the corporate limits of the City of Columbia, Missouri, by annexing property located on the northwest corner of Scott Boulevard and Highway KK (5801 S. Highway KK); directing the City Clerk to give notice of the annexation; placing the property annexed in District R-1; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby finds that a verified petition was filed with the City on November 7, 2013, requesting the annexation of land which is contiguous and compact to the existing corporate limits of the City and which is described in Section 4 of this ordinance. The petition was signed by Robert Laverne Sapp and Jane Sapp, the owners of the fee interest of record in the land proposed to be annexed. A public hearing was held concerning this matter on January 6, 2014. Notice of this hearing was published more than seven days prior to the hearing in a newspaper of general circulation qualified to publish legal matters. At the public hearing all interested persons, corporations and political subdivisions were permitted to present evidence regarding the proposed annexation.

SECTION 2. The Council determines that the annexation is reasonable and necessary to the proper development of the City and that the City has the ability to furnish normal municipal services to the area to be annexed within a reasonable time.

SECTION 3. The Council determines that no written objection to the proposed annexation has been filed within fourteen days after the public hearing.

SECTION 4. The City Council hereby extends the city limits by annexing the land described in Section 1-11.____ **[number to be assigned by the City Clerk]** of the Code of Ordinances of the City of Columbia, Missouri, which is hereby added to Chapter 1 of the City Code and which reads as follows:

Section 1-11.____ **[number to be assigned by the City Clerk]**. January, 2014
Extension of Corporate Limits.

The corporate limits of the City of Columbia shall include the following land:

A PORTION OF LAND LOCATED IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 5, TOWNSHIP 47 NORTH, RANGE 13 WEST, BOONE COUNTY, MISSOURI. LYING NORTH OF STATE HIGHWAY "K" AND WEST OF SCOTT BOULEVARD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 5;

THENCE S89°25'20"W ALONG THE EAST-WEST QUARTER SECTION LINE, A DISTANCE OF 1,035.00 FEET;
THENCE N00°34'40"W, A DISTANCE OF 46.00 FEET;
THENCE N07°57'00"E, A DISTANCE OF 187.41 FEET;
THENCE N16°28'30"E, A DISTANCE OF 348.29 FEET;
THENCE N04°10'40"E, A DISTANCE OF 136.68 FEET;
THENCE S47°48'25"E, A DISTANCE OF 170.00 FEET;
THENCE N42°10'35"E, A DISTANCE OF 120.00 FEET;
THENCE N89°43'15"E, A DISTANCE OF 441.05 FEET;
THENCE S53°29'25"E, A DISTANCE OF 199.71 FEET;
THENCE N89°43'15"E, A DISTANCE OF 90.00 FEET;
THENCE S00°16'45"E, A DISTANCE OF 550.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 14.36 ACRES AND IS A PORTION OF THE SAME LAND DESCRIBED BY DEED RECORDED IN BOOK 1859 PAGE 219 AND BOOK 495 PAGE 565 OF THE BOONE COUNTY RECORDS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD OR NOT OF RECORD, IF ANY.

SECTION 5. The City Clerk is hereby authorized and directed to cause three certified copies of this ordinance to be filed with the Clerk of Boone County, Missouri and three certified copies with the Assessor of Boone County, Missouri. The City Clerk is further authorized and directed to forward to the Missouri Department of Revenue, by registered or certified mail, a certified copy of this ordinance and a map of the City clearly showing the area annexed to the City.

SECTION 6. The property described in Section 4 is in the Fifth Ward.

SECTION 7. The Zoning District Map established and adopted by Section 29-4 of the Code of Ordinances of the City of Columbia, Missouri, is hereby amended so that the property described in Section 4 will be zoned and become a part of District R-1 (One-Family Dwelling District).

SECTION 8. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2014.

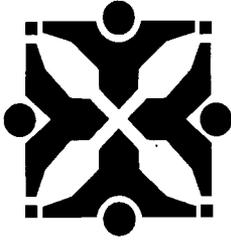
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Community Development - Planning



Agenda Item No:

To: **City Council**
From: **City Manager and Staff**



Council Meeting Date: Jan 6, 2014

Re: Robert Laverne Sapp & Jane Sapp - permanent zoning request (Case 13-230)

EXECUTIVE SUMMARY:

A request by Robert Laverne Sapp and Jane Sapp (owners) to annex 14.36 acres of land into the city of Columbia, and to assign R-1 (One-Family Dwelling District) as permanent City zoning. The subject site is located on the northwest corner of Scott Boulevard and Highway KK, and is addressed 5801 S. Highway KK. (Case #13-230)

DISCUSSION:

The applicant is requesting approval of R-1 (One-Family Dwelling District) as permanent City zoning, pending annexation of the subject property on January 21, 2014. The proposed zoning is considered as equivalent to the site's existing Boone County A-1 (Agricultural) zoning designation. The site is intended to be developed as part of a future public elementary school project. The proposed R-1 zoning designation is consistent with the zoning of surrounding property, and suitable for the intended school use.

At its meeting on December 19, 2013, the Planning and Zoning Commission voted unanimously (7-0) to recommend approval of the proposed permanent zoning designation. The project engineer for Columbia Public Schools addressed the Commission and indicated he was available to answer questions if necessary. No one from the public spoke in opposition to the request.

A copy of the staff report, including locator maps, and meeting excerpts are attached.

FISCAL IMPACT:

None

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None

SUGGESTED COUNCIL ACTIONS:

Approval of R-1 as permanent City zoning, pending annexation of the subject site on January 21, 2014.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Expands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	NA
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	NA
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	NA

**AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
December 19, 2013**

SUMMARY

A request by Robert Laverne Sapp and Jane Sapp (owners) to annex 14.36 acres of land into the city of Columbia, and to assign R-1 (One-Family Dwelling District) as permanent City zoning. The subject site is located on the northwest corner of Scott Boulevard and Highway KK, and is addressed 5801 S. Highway KK (Case #13-230).

DISCUSSION

The applicant is requesting approval of R-1 (One-Family Dwelling District) as permanent City zoning, pending annexation of the subject property on January 21, 2014. The proposed zoning is considered as equivalent to the site's existing Boone County A-1 (Agricultural) zoning designation.

The site is intended to be developed as part of a future public elementary school project. The proposed R-1 zoning designation is consistent with the zoning of surrounding property, and suitable for the intended school use.

RECOMMENDATION

Approval of R-1 as permanent City zoning

ATTACHMENTS

- Locator aerial and topographic maps

SITE HISTORY

Annexation Date	Pending annexation on January 21, 2014
Existing Zoning District(s)	County A-1 (Agricultural)
Land Use Plan Designation	Neighborhood District
Subdivision/Legal Lot Status	Surveyed tract of land. No development permits can be issued until subdivision occurs to meet legal lot status

SITE CHARACTERISTICS

Area (acres)	14.36 acres
Topography	Gently sloping
Vegetation/Landscaping	Grassed open space with interspersed trees
Watershed/Drainage	Perche Creek
Existing structures	Approx. 80-year-old farmhouse

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	City R-1 (One-Family Dwelling)	Single-family residential
South	County A-1 (Agricultural)	Commercial and farmland
East	Scott Blvd/City C-P (Planned Business)	Public street/Undeveloped
West	City R-1	Undeveloped

UTILITIES & SERVICES

Sanitary Sewer	City Public Works
Water	City Water & Light
Fire Protection	Boone County Fire Protection District (Columbia Fire Dept. upon annexation)
Electric	Boone Electric Cooperative

ACCESS

Scott Boulevard	East of site
Major Roadway Plan	Minor Arterial (unimproved & County-maintained), requiring 84-100 ft of ROW. Additional 1/2-width ROW needed to match lots to north.
CIP Projects	Scott Blvd Phase 3: Vawter-KK upgrade to 2-lane minor arterial with center median, & bridge over Mill Creek. Construction: 2016. \$12 million total project cost; appropriated \$2 million.

Route KK	South of site
Major Roadway Plan	Major Collector (unimproved & County-maintained), requiring 66-76 ft of ROW. Additional ½-width ROW needed to match lots to west.
CIP Projects	None

PARKS & RECREATION

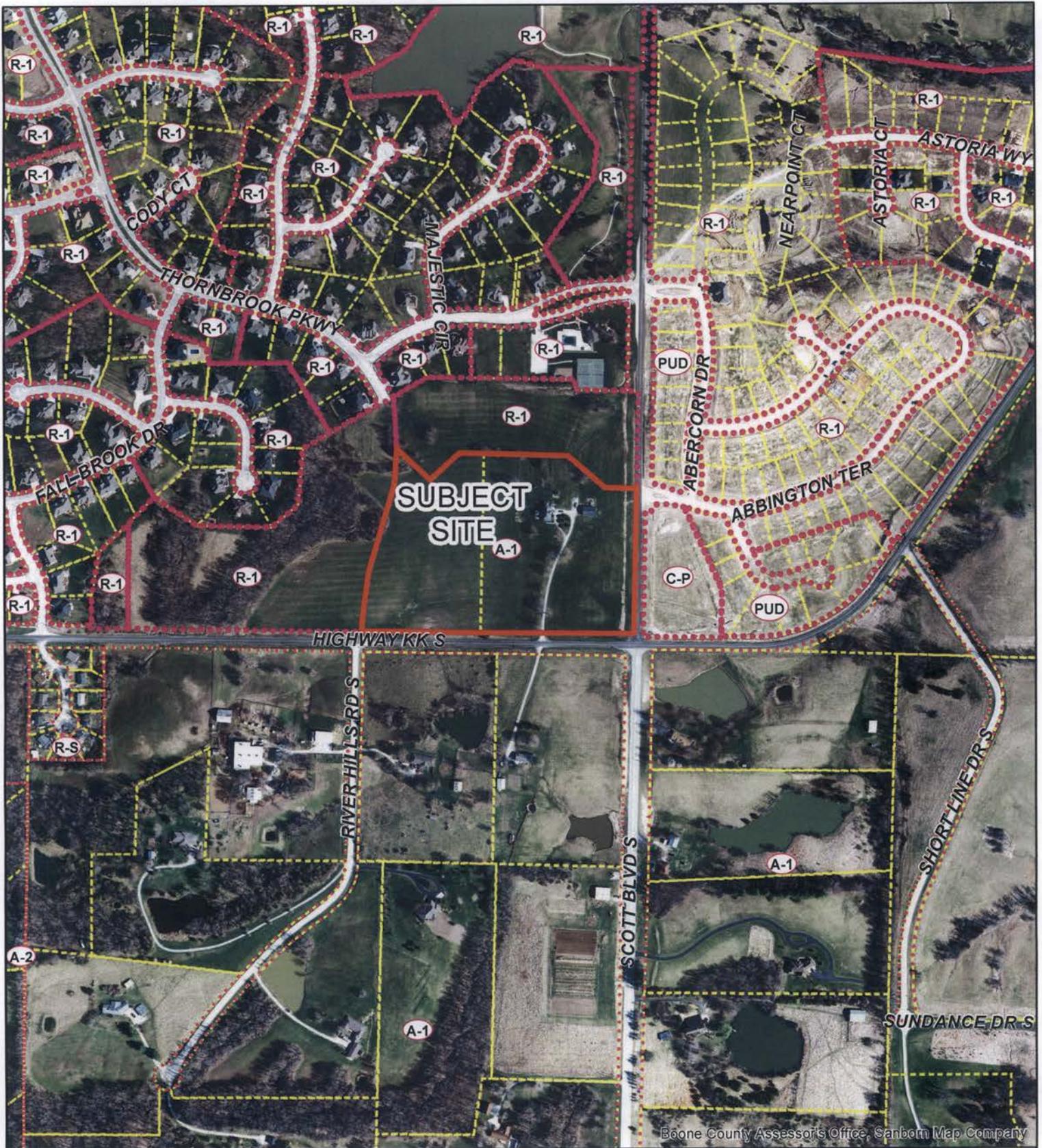
Neighborhood Parks	Site is in a secondary priority park acquisition area. Cascades Park is approx. 1.5 miles southeast of site.
Trails Plan	No trails planned adjacent to site.
Bicycle/Pedestrian Plan	Urban trail/pedway needed along both Route KK and Scott Blvd.

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on November 26, 2013.

Public Information Meeting Recap	Number of attendees: 6 Comments/concerns: Potential development impacts on adjacent residential neighborhood
Neighborhood Association(s) Notified	Thornbrook
Correspondence Received	None as of this writing

Report prepared by Steve Machtyre; approved by Patrick Zenner

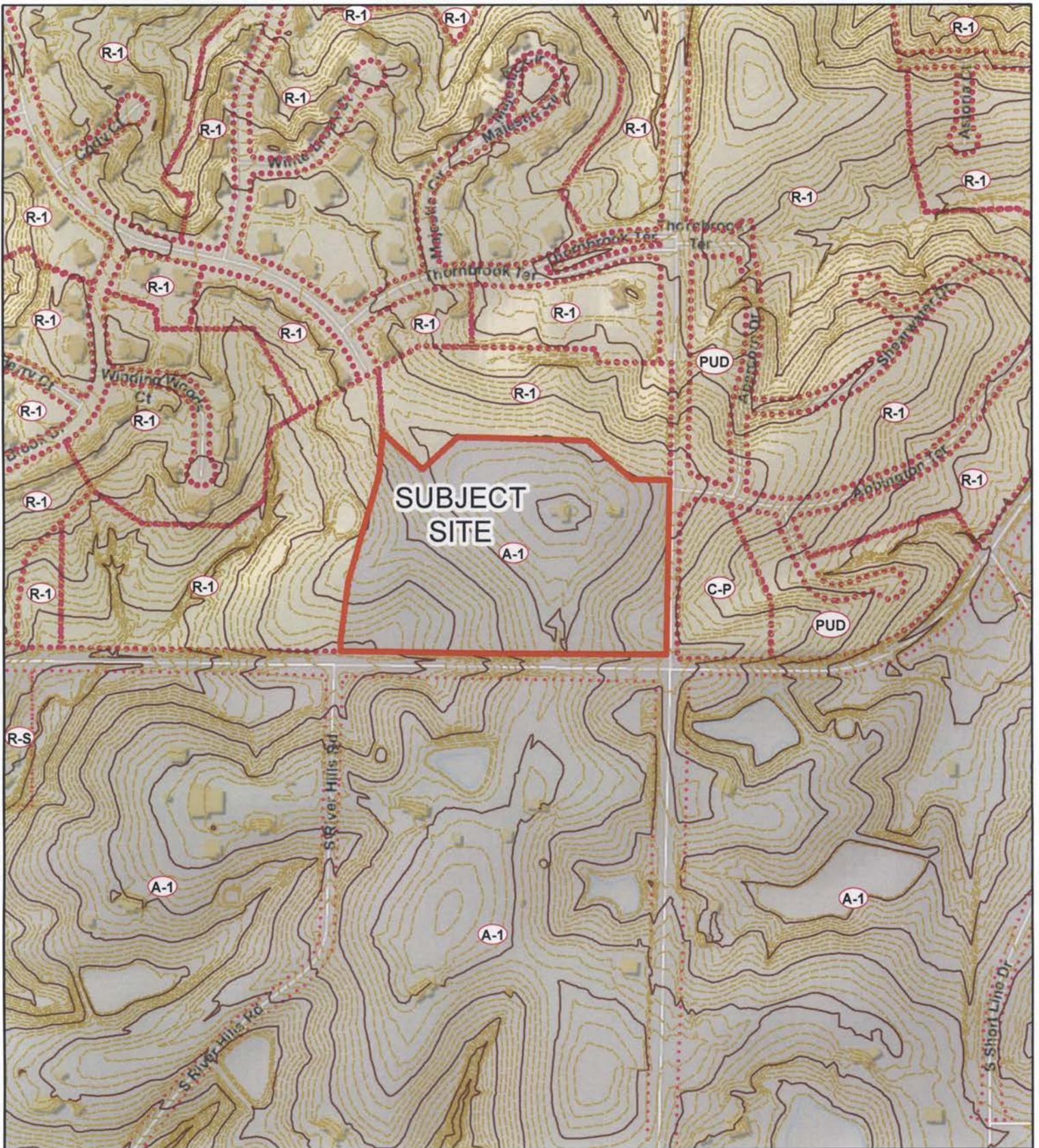


Boone County Assessor's Office, Sanborn Map Company

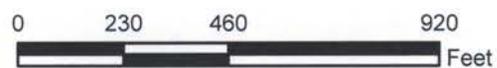


13-230: Sapp Annexation & Zoning





13-230: Sapp Annexation & Zoning



EXCERPTS
PLANNING AND ZONING COMMISSION
DECEMBER 19, 2013

IV. PUBLIC HEARINGS

Case No. 13-230

A request by Robert Laverne Sapp and Jane Sapp (owners) to annex 14.36 acres of land into the city of Columbia, and to assign R-1 (One-Family Dwelling District) as permanent City zoning. The subject site is located on the northwest corner of Scott Boulevard and Highway KK, and is addressed 5801 S. Highway KK.

DR. PURI: Staff report, please.

Staff report was given by Mr. Pat Zenner of the Planning and Development Department. Staff recommends approval of R-1 as permanent City zoning.

DR. PURI: Thank you, Mr. Zenner. Commissioners, any questions of the Staff? I see none. We'll open this item for public hearing.

PUBLIC HEARING OPENED

DR. PURI: Anybody in favor of this item, please come to the podium. State your name and address, please.

MR. TRABUE: My name is Tom Trabue, with Trabue, Hansen and Hinshaw -- consulting engineers -- with offices at 1901 Pennsylvania here in Columbia. We are representing the Columbia Public Schools in their purchase of the property from the Sapp's. And I think the Staff report kind of said it all for us. I'd hate to go against any part of that. We think this is a very appropriate zoning for this piece of property, and we appreciate your consideration. And I'd be glad to answer any questions.

DR. PURI: Thank you. Commissioners, any questions? Seeing none. Thank you. Anybody else in the favor of this case, please come forward -- for that matter, oppose, either one. I see no one, so we will close the Public Hearing.

PUBLIC HEARING CLOSED

DR. PURI: Commissioners, discussion? Mr. Wheeler?

MR. WHEELER: I'll lead off. I think it is a very appropriate zoning for this property and this location. I just want to use this opportunity to once again -- in my nine-plus years on the P&Z Commission, Columbia Public Schools has not allowed us to participate in the process of selecting sites or the appropriateness of sites, and I would be remiss if I didn't bring that up once again, that it would be very appropriate for the Planning Commission to be involved in the selection of these sites, simply for no other reason than, you know -- are we actually going to add infrastructure to a High School would be a great example. So with that I'll support this one, but I -- that is a little pet peeve of mine.

DR. PURI: You're entitled to your pet peeves. Anybody else comment? Mr. Tillotson?

MR. TILLOTSON: I think it's pretty cut and dried. I'd just go ahead make a motion to approve --or to make a motion to the request to annex 14.36 acres of land into the City of Columbia and to assign R-1 as permanent city zoning located at Scott Boulevard and Highway KK.

MR. STANTON: Second.

DR. PURI: Mr. Stanton, second. May we have a roll call, please.

MR. STRODTMAN: Yes, Mr. Chair. A motion has been made and seconded for approval of Item 13-230.

Roll Call Vote (Voting "yes" is to recommend approval.) Voting Yes: Mr. Reichlin, Mr. Tillotson, Mr. Wheeler, Mr. Stanton, Mr. Strodtman, Ms. Loe, Dr. Puri. Motion carries 7-0.

MR. STRODTMAN: The motion has passed.

DR. PURI: All right.